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Tennis court, magnificent trees, rare shrubbery; 3 car garage with man's room; chicken house, &c. SUBSTANTIAL house, built for owner by WATSON, by day's labor; contains 14 rooms, 3 baths, hot water heating, gas, electricity, large veranda and porte-cochere. Owner Moving-Will Sell at Reasonable Figure Come and see this place. You will certainly like it.

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NEW ROCHELLE, LARCHMONT and THE PELHAMS

Furnished and Unfurnished Houses to Rent by the Season or by the Year

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--- AGENCY --NEW ROCHELLE, N. Y.
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Two Charming English Houses Have Just Been Completed at ARDSLEY-ON-HUDSON

40 minutes from Grand Central

Entrance hall, large living room, dining room, pantry, kitchen, laundry, four master bedrooms, two master baths, accommodations for three servants with servants' bath.

Open fireplaces and all modern conveniences. Three quarters of an acre with adequate garage. Both are offered for sale with privilege of immediate occupancy.

Ardsley-on-Hudson office open Saturdays and Sundays.

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Horseback Riding Residents of this beautiful

Ideal for Lovers of

new development can enjoy a six-mile horseback ride before breakfast over well-made bridle-paths through delightful woods, up hills and down dales, without leaving the boundaries of this park-like estate. And this is but one of numerous improvements already completed.

number of desirable fur-

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Attractive Estate—\$32,000

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PELHAM MANOR

Stone and stucco home on plot 58x 109 feet. Large living room, sun porch, 4 sleeping rooms, 3 tiled baths, hot water heat; perfect construction; garage. Offered at attractive price. For Sunday inspection, apply at our local office, Shore road, opposite entrance to N. Y. Athletic Club, Telephone Pelham 1160.

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A home of exceptional value; no repairs secessary and immediate possession. FIRST FLOOR—Very large porches, center that the property of the possession of the property of the

coms.

The floors are parquet; hot water heat; as and electricity; large, well kept grounds; ocated among magnificent homes and very ligh elevation; very convenient to station, chools, churches, &c.

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YORKTOWN HEIGHTS, N. Y.

116 acres. 60 acres tillable, balance
woodland; high elevation; remodelled
farm house, 10 rooms, 3 baths; heat,
electric fight; large stable and hay
barn; 38 miles out; ½ mile from station. Price \$50,000.

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REAUTIFUL STUCCO COUNTRY HOME.
First Floor-Large entrance hall, living
room: stone fireplace, dining room, butler's
pantry, kitchen and 2 sun pariors.
Second Floor-4 actrooms, 2 baths; closets.
Third Floor-2 maids' rooms, bath; stor-

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Beautiful Building Plot, overlooking Hudson, 75x138, at River View Manor, Dobbs Ferry. Write Carlos de Zafra, 353 W. 57th St., N. Y. C. Phone Circle 3710.

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A Golden Opportunity

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1000 Acres—Tremendous Sacridice, in Southern Dutchess County,
12 miles from station, 1½ hours
from New York, 600 acres tiliable
and very productive, balance
wood and pasture. Modern residence, 16 rooms, 4 baths, 4 cottages for help, large cow stables
for 100 head, modern piagery,
poultry plant, garage, in fact a
complete set of farm buildings.
Complete in every detail, the property was developed at a tremendous cost. At the remarkably low

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COMMUTING RESIDENCE 12 rooms; overlooking lake; high elevation 5 minutes railroad; all improvements TORMY REALTY CO., 142 Livingston st Brooklyn. Main 7754.

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LARCHMONT Unique Estate of 10% acres, stone nouse, take and brook, attractive grounds, variety of shrubbery and shade trees, flowers and fruits; tennis court; gar-dener's cottage and garage. Exceedingly attractive place. Offered for sale at On the Sound Attractive list of offerings for sale from \$12,500 upward to several hundred thousand. 1 have a home for every buyer.

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TO QUICK BUYER.

Beautiful Lake Waramaug property, sufficient of summer hotel or home, ethier private or institution; large stone house, fully furnished; barn, ice house and 10 acres of land, part of which faces on lake; Lake Waramaug is in the most picturesque part of Litchfield Hills, Connecticut, and only three hours from New York city. Further LEBERTAN CORP., 1 Maiden Lane, N. Y.

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GREENWICH Estate of 5½ acres, Colonial house of 18 fooms and 4 bathrooms; garage and stable; attractive grounds: offered for rent by the year unfurnished at 86,000.

I have a home for every buyer.

Office Open Sundays.

Office Open Sundays.

COUNTY OF THE STATE OF THE STATE

NEW CANAAN, CONN. FURNISHED TO RENT FOR THE HOUSES SUMMER SEASON.

Country Property (all kinds) for sale. F. E. GREEN Real Estate. Tel. 66 New Canaan, Conn.

DO you want an attractive, comfortable fur-nished home in Westchester Co. for the summer? Good roads; fine views, Garden flowers and every up to date convenience. Address for full information.

William R. Keeler, Tel. 58 Ridgefield FURNISHED SUMMER RENTALS.

Frank T. Stavin Realtor REAL E B. LOCKWOOD Tel. 216 Sound Reach. E. P. HATCH THE Tel. 1023 Greenwich Ct.

Beautiful 10 room house, bath; parquot floors throughout; latest improvements, hot water heat, electric; fine roads; 13 minutes' walk to R. R. station; large garage for 2 cars; fruits, shady trees, 4 acres; 300 ft. front; finest location; newly decorated, inside and outside; sacrifice \$8,500; suitable for either large family or boarding house; terms; immediate possession; I hour from Jersey City. OWNER, 365 W. 119th St., New York City. New York State-Sale or Let.

40 ACRES, \$6,000

60 miles to New York; 7 room house, bath, hot water heat, running water; good barn and poultry houses; fruit. Also cow, horses, nigs and implements. \$2,500 down. L. W. M. RIGHCHEEN, Chester, N. Y.

10 TILLABLE ACRES, \$3,900

On State road, 55 miles from N. Y. C. Good six room house, barn and poultry house. Fruit. Half cash L. W. M. RICHCREEK, Chester N. Y.

Opportunity of A Life Time Very strongly built three story and cellar brick building, size 46x50; high cellings, 12 luch walls, heavy tin roof, massive store foundation, 11 nice rooms; easy to make many more rooms out of balance of large floor space; plot about one-half acre; deep water, direct to shipping to New York; few steps to Post Office, Stores, Schools, Churches; State Road; new power house; close to factories and five shipbuilding yards; half-mile from large city of Kingston; desirable for Summer Boarding House, Camp, Amusement and Bathing Resort, light or heavy manufacturing; property free and clear; title guaranteed; asking only \$2,700, about \$500 cash; terms to auit buyer; building could not be replaced for \$12,000; only reason for selling is I have no use for it. Healthy Location; Se miles from New York; on account of hydro electric power development on a large scale property has a very bright future. Owner, R. SPINDLER, Lo Fever Falls, Ulster county, N. Y. Excellent Suburban Real Estate

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THE NEW YORK HERALD, SUNDAY, MAY 7, 1922.

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Shore Front Plots \$3,500 to \$15,000

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FOR SALE

1561-4 acre. 4 bedrooms and
1 bath, 1 servant's room and
bath; garage for 1 car; near
station. Price \$20,000.
A-2008-3 acres. 4 bedrooms and
bath, 2 servants' rooms and
bath, 2 servants' rooms and
bath, 2 servants' rooms
and bath. Price \$21,000.
A-1969-11/2 acres. 4 bedrooms
and 2 baths, 2 servants' rooms
and bath, enclosed sun porch.
Price \$30,000.
A-2212-1/4 acre. in the village.

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FOR AT GREENWICH

606-Frame house. Near beach. 10 rooms, bath, 2 acres. Hot water heat, Terms. Price \$18,000

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Details, plans house, pictures shown here. E. H. PECK, Care S. 08G00D PELL & CO., 15 and 17 WEST 44TH ST., N. Y.

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Sale or lease finest resort house, coast of Maherom, andwood floors, fireplace. Garage for 12 ars, with 8 unfinished rooms above. ONLY IOTEL IN PLACE; good business; 20 mHz form Portland; would make nice residence for well off family. WILL SELL CHEAP, Apply to T. F. MOREAU, Lewiston, Me.

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An "architect's masterpiece"—First
floor, reception room, library, dining
room, butler's pantry, kitchen. Second floor, 3 bedrooms, dressing room,
2 baths. One bedroom and open attice
third floor. Laundry, servants' bath
in cellar. All improvements.
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Slegant six room new stucco frame we stucco frame the bath, breakfast-sleeping brockes, pantry, fireplace, steam, valued, \$10,500, Selle \$0,000, Cash \$2,000.

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delightfully situated 2-story, 12 room age, partly furnished, cost \$6,900 to dup-te, at \$3,500, with ONLY \$500 cash. Fins and cean view; no mosquitos or files:

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Plainfield's new, highly restricted com-munity. In the Hillside and Evergreen section. New homes and plots are now offered for sale. Convenient terms can

MARLBOROUGH TERRACE, INC., 1336 CHETWYND AVE., OR YOUR OWN BROKER.

BEAUTIFUL COLONIAL RESIDENCE

Most select locality; 8 rooms, 2 baths, sleeping porch, sun porch, hot water heat, open fireplace. Lot 118x190. Near depot and trolley. Price \$22,000.

HARVEY R. LINBARGER

\$12,500-Modern 2 family house, containing all impts. Three lots and 2 car garage. Fine residential section near center of town. Good invest-

\$15,000-Modern home, 9 rooms; steam heat, hardwood floors, all modern im-provements. Lot 75x150; garage. \$6,500-New Semi-bungalow type dwelling, six rooms; hardwood floors, stone porch, open fireplace; all modern im provements; large lot. A bargain. Properties of All Descriptions From \$6,000 Up.

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Just completed, Colontal houses, 8
rooms, 2 tile baths,
\$12,000 to \$15,000.
Large, modern 7 room house; fine lecation; near school; immediate posses-

\$2,500 cash takes posession of this beautiful new, attractive Dutch Colonial home, in choicest residential section. The rest on easy terms. 4 master bedrooms, 2 tiled baths, shower, sleeping porch on 2nd floor; sun porch, living room with fireplace, dining room, kitchen, pantry, oak floors, hardwood trim, steam heat; plot 75x 150. Purchaser may choose decorations, shrubbery and electrical fixtures and have immediate possession. \$3.500 cash buys beautiful 7 room, nearly new, well constructed, hot water heated, stucce on tile home, with open fireplace, oak floors and trim, Tiffany glass electric fixtures; on large plot. \$4.700 mortgage.

J. J. SCHWARTZ, Realtor A. J. WILLIAMS, Associate, Babcock Bidg. Ph. 2803 Plainfield, N.J. Call Mr. Fox, 10 Hanover Square. Phone 10247 Bowling Green.

BOARD OF REALTORS OF THE PLAINFIELDS MONTCLAIR

PLAINFIELD the Queen City of New Jersey

The most desirable suburban city in which to buy, build or rent a home.

New building construction in Plainfield for the first four months of 1922 totalled \$1,077,608, an increase of 50 per cent. over a similar period in 1921.

Plainfield's growth is a healthy, substantial expansion of a live, progressive community.

Plainfield's development is now at a point where exceptional advantages are offered to the Metropolitan home seeker.

Plainfield's tax rate is the lowest in any suburban city of comparative size, and the city's realty values and home building construction costs are more reasonable than in any commuting section.

For more information about Plainfield write to the Secretary, Chamber of Commerce, Plainfield, N. J.

Remarkable Country Home-Nearby (110 acres)

Combining These features

Lake, waterfall, wooded-stream, fishing, swimming, canoeing, picturesque glens and della shady lawns and forest paths leading to hilltops and panoramic views. SECLUSION WITHOUT ISOLATION

Approached by splendid rural road-not a highway-and screened by hedge 20 Miles from New York

Two and one-half miles from express station and model village of his

UNUSUAL IN EVERY RESPECT The home is extraordinary in design, completeness and detail. There are ten masters bed rooms with eight baths and ample modern servants quarters. The garage accommodates eight cars. Superintendent's cottage, farmer's cottage and farm buildings. This jextremely unique; property, designed and developed by owner for his own use, is offered for quick sale without regard to cost. It presents an unbelievable opportunity.

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75 Maiden Lane, New York Ridgewood, N. J.

A CHANCE NOW TO BUY A FINE HOME CHEAP A CHANCE NOW TO BUY A FINE HOME CHEAY HOME SACRIFICE BY A PROMINENT SUBURBAN BUILDER of a beautiful Southern Colonial home, with garage, at Mountain Lakes Residential Park. I need cash and have too much construction on my hands. Huge Colonial pillars support a 2 story veranda balcony, the house is 65 ft. wide by 30 ft. deep, there are 13 immense rooms, extra toilets and three completely appointed bathrooms and a garage. The plot is 100x160 feet. Only two minutes walk to the trolley running directly to the railroad express station, in a beautiful, high-class, year-round settled residential commuting home section. About 900 feet elevation. Water rights on chain of five charming lakes afford fine boating, sailing, fishing, skating. Splendid commuting service to New York City. \$4,000 cash takes it. Complete, with no extras to buy, and ready for immediate occupancy. Balance 2 years, second mortgage, \$3,750. Permanent first mortgage \$10,000. For complete details apply BUILDER, Post Office Box 378, City Hall Station, New York City.

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Residential Community.

THE That's the real section BOULEVARD of WESTFIELD—we offer exceptional home on very easy terms; living room, dinling room, partry, kitchen; 4 master's rooms, 2 baths, sleeping porch; 2 car garage; plot 130x160. The interior decorations, are the very finest. Unusual storage in bouse. Less than 10 mins. station. Price \$22,050.

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In the most exclusive residential suburb of South Orange; this beautiful estate, 156x 200, on prominent corner, with majestic residence of 22 rooms; every up to date improvement; enjoying the patronage of the most exclusive citentele; large 2 story frame and stone garage and help quarters; sickness necessitates the sale of property and business; price \$45,000; cash necessary \$10,000; exceptional opportunity for one scelling high-chass and refined occupation that is remunerative.

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CASH AND
ST,000 O N
Easy Terms
Takes Title,
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titled Bath.
Fine Plot
100x144 ft,
100x144 ft,
100x144 ft,
100x144 ft,
100x144 ft,
100x144 ft,
100x145 ft,
100x145 ft,
100x145 ft,
100x145 ft,
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100x16

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will buy the daintiest little home in the Jersey Hill section, ready to move into; 7 rooms, tiled bath; 460 commuters to N. Y. City from this section, D., L. & W. R. R. Beautiful, exclusive, convenient, purely residential locality. Total price, including electric light, electric range, fixtures, shades, steam heat, hardwood floors, laundry, compete interior and exterior decorations, only \$9,500, 100x180. Pienty of flowers and shrube, Boating and bathing available. Schools, churches and markets near by. A paradise for the children. It's easier to buy this home on my terms than to rent a decent ngartment in New York City. Write PRIVATE, Post Office Box 748, City Hall Station, New York City.

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RUTHERFORD, EDW. S. BROWN, EAL ESTATE, Shafer Bldg., Ruth.

roof; large plot; very convenient.
\$14,000 - Reautiful Colonial Residence at a great sacrifice; on large plot; very convenient; large living room, dining room, pantry, kitchen, pain room; 5 bedrooms, 2 batha, sleeping porch. This represents more value than anything we have had to offer in many years. \$15,500 -Tapestry Brick Residence, centre hall, large living room, tiled kitchen: 4 bed charm bers, 2 tiled baths; copper leaders, gutters, tiled roof; large plot, on one of Montclair's finest avenues; very conve-

\$21,000 -Beautiful tapestry brick residence, in delightful location; entrance hall, large living room, dining room, butlery, breakfast room, sun porch; 5 bedrooms, 3 baths; garage. This is one of the chokest properties we have to offer. we have to offer.
\$25,000 -Beautiful residence, delightfully located; entrance hall,
extra large living room, dining room,
butlery, kitchen, pain room; 5 bedrooms,
5 baths, sieeping porch; large plot, well
shaded; built and finished in best possible manner and must be seen to be appreclated.

\$27,000 -Gentleman's place, compris-

\$260,000 - One of Montclair's choicest investment properties.

FULL DETAILS ON APPLICATION. Murdoch-Fairchild Co

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tily located plots also, upon your lice of which they will engage to con-uct a home on plans which you may sect from a great variety that are open your inspection and consideration, a development is high class and highly tricted. Can be seen at any time. Call an appointment.

for an appointment.

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N. J. 1521 Cortelyon road, Brooklyn
N. Y. Phone Plathush 0014.

Or any Plaintield Realtor.

Plainfield

An exceptional opportunity to purchase attractive home in choice residential section. House contains 14 rooms and 5 baths, with every modern convenience. Grounds beautifully laid out with flowers, fruit and vegetable gardens and handsome shade trees. Garage for 3 cars and chauffeur's quarters. At price this property is a genuine bargain. J. G. McLAUGHLIN, 149 North Ave. Plainfield, N. J. New York Office—34 Nassau St, Phone John 2980

SUMMIT. N.J. And the hill Country near by ON A KNOLL near CHATHAM

Overlooking miles of Beautiful Country.
Gentleman's 43 acre farm, with
stone road and river frontage.
Artistic 10-room dwelling, with bath,
team heat, open fires, electricity, hardwood
loors, spacious porch.
Garage and complete outbuildings.
Station one mile.
Other Fine Properties, \$7,500 to \$200,000.

FUGENE JOBS-H.FBECK CO. Realtors, Opp. Sta., Summit, N. J.

SHORT HILLS HOMES

HOME SITES **ESTATES** Frederick P. Craig

BEAVER LAKE, N. J.

Camp for rent, furnished, 9 room bunga-low, large plazzas; finest water front on wild mountain laic; 45 miles from New York city; private family colony, OWNER, 131 76th at., Brooklyn. Phone Shore Road 1115-J.

SUBURBAN REAL ESTATE.

New Jersey-Sale or Let. HONEST SACRIFICE

Mining interests have taken the original owner to New Mexico permanently. To closs saile of this imposing Colonial home within the next two weeks will accept \$6.000 cash from desirable purchaser and leave halassof \$19.000 on mortgage. A two-car garage, now under construction, is included. In a beautiful, refined, highly restricted subrell-touse contains 13 big, lavisily decorated rooms, 3 fully tiled bathrooms, washrooms and servants' toilet, fitted with built-in tubs and the best fixtures money can buy; and is located on a plot of \$5 of an acre, with fine shade trees and enormous velvet lawns planted with many flowers and shrubs. Boating, country cinb and goif club are near by and available to any one who purchases this property; splendid land and water views spread out for miles; elevation nearly 1,000 feet; all city improvements, with the advantages of the country here; just a convenent distance from Broadway. Commuting near the hour; express station 5 min, walk distant. Cannot be duplicated for \$45.000 at present cost of building, and it is ealy five years old, and in perfect condition and repair. For pictures and details write Private Apartment 35, 645 Madison av., New York City. Please do not call.

AN IDEAL COUNTRY HOME A new 9 room house, with tile root, copper gutter and tiled bath, billiard room; hardwood trim and floors, beamed ceiling, fireplace, every modern improvement, Garage for 2 cars, chicken house, 3 acres assorted fruit, flowers, shrubbery, everything of the best: 5 minutes to depot. Price \$20,000.

A Number of Good Farms Fruit, Dairy, Poultry and Truck Farms, large and small. J. M. Jorgensen, Saddle River, N. J.

Montclair

Dutch Colonial residence, with most beautiful and exquisite interior of any Montclair home. Specially selected decorations and lighting fixuous, with whole interior in perfect constitution. S spacious rooms, 3 large tile bathrooms, wonderful modern kitchen; every possible convenience and appointment. 2 car garage, we invite your inspection of this ideal home.

PRICE \$22.000.

TRANK HUGHES COMPANY

Choice Summer Home At Deal Beach, N. J.

711 Mattison Ave., Asbury Park, N. J.

EXCEPTIONAL SUBURBAN HOME. Bargain; 9 rooms, 3 tiled baths, modern brick and stucco English type, slate roof, cooper leaders, Every convenience, Excellent condition, 4 master hedrooms, sleeping, porch, solarium, 20x12. 8 minutes walk Lackawanna Station. Immediate possession. Price only \$23,000. \$10,000 cash. A rare operating.

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Historic Water Witch WATERFRONT BUILDING LOTS
AND
HILLTOP LOTS AND ON EASY TERMS.
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